

RESOLUTION NO. 2018 - _____

**A RESOLUTION OF INDIAN RIVER COUNTY, FLORIDA, RELEASING
A PORTION OF A UTILITY EASEMENT IN PROPOSED PLAT BENT PINE
PRESERVE PHASE 1, LYING IN SECTION 16, TOWNSHIP 32 SOUTH, RANGE 39
EAST, INDIAN RIVER COUNTY, FLORIDA**

WHEREAS, Indian River County has an interest in a 15-foot wide utility easement in proposed plat Bent Pine Preserve Phase 1; and

WHEREAS, the retention of a portion of the easement, as described below, serves no public purpose;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Indian River County, Florida that:

INDIAN RIVER COUNTY DOES HEREBY RELEASE and abandon all right, title, and interest that it may have in the following described easement portion:

SEE ATTACHED EXHIBIT A

This partial release of easement is executed by Indian River County, a political subdivision of the State of Florida, whose mailing address is 1801 27th Street, Vero Beach, Florida 32960.

THIS RESOLUTION was moved for adoption by Commissioner _____, seconded by Commissioner _____, and adopted on the _____ day of _____ 2018, by the following vote:

Chairman Peter D. O'Bryan	_____
Vice-Chairman Bob Solari	_____
Commissioner Susan Adams	_____
Commissioner Joseph E. Flescher	_____
Commissioner Tim Zorc	_____

The Chairman declared the resolution duly passed and adopted this _____ day of _____, 2018.

**BOARD OF COUNTY COMMISSIONERS
OF INDIAN RIVER COUNTY, FLORIDA**

By: _____
Peter D. O'Bryan, Chairman

ATTEST: Jeffrey R. Smith, Clerk of Court and Comptroller

By: _____
Deputy Clerk

RESOLUTION NO. 2018 - _____

APPROVED AS TO LEGAL FORM:

County Attorney

ease.bccdoc
proj/apl. no. 96010108/80028

Cc: Applicant:

STRATUS BENT PINE LLC
8480 EAST ORCHARD ROAD STE 1100
GREENWOOD VILLAGE, CO 80111-5015

EXHIBIT A

Legal Description and Sketch for the Abandonment of an Easement Lying in Section 16, Township 32 South, Range 39 East, Indian River County, Florida

SURVEYORS NOTES

- 1) THE BEARING BASIS FOR ALL DESCRIPTIONS CONTAINED HEREIN IS THE EAST RIGHT-OF-WAY LINE OF KINGS HIGHWAY (58th AVENUE). SAID LINE BEARS N00°03'38"E.
- 2) THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
- 3) THIS SKETCH MEETS THE STANDARDS OF PRACTICE FOR SURVEYING AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

LEGEND

R/W	RIGHT-OF-WAY
NO.	NUMBER
R	RADIUS
L	LENGTH
CH	CHORD DISTANCE
CB	CHORD BEARING
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
N	NORTH
S	SOUTH
E	EAST
W	WEST
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

LEGAL DESCRIPTION

A PORTION OF A 15 FOOT WIDE UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 831, PAGE 202 AND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF 58TH AVENUE AND THE CENTERLINE OF BENT PINE ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 756, PAGE 2529 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY; THENCE NORTH 00°03'38" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 44.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID 15 FOOT EASEMENT BEING 7.5 EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE; THENCE NORTH 89°50'45" EAST A DISTANCE OF 160.22 FEET; THENCE SOUTH 55°48'11" EAST, A DISTANCE OF 122.98 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 441.65 FEET, THROUGH A CENTRAL ANGLE OF 32°58'30" FOR AN ARC LENGTH OF 254.18 FEET; THENCE SOUTH 88°46'41" EAST A DISTANCE OF 268.70 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 357.95 FEET, THROUGH A CENTRAL ANGLE OF 22°52'36" A DISTANCE OF 142.92 FEET TO THE POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 385.86 FEET, THROUGH A CENTRAL ANGLE OF 21°29'43", FOR AN ARC LENGTH OF 144.76 FEET; THENCE NORTH 46°50'55" EAST A DISTANCE OF 23.41 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 394.74 FEET, THROUGH A CENTRAL ANGLE OF 41°31'26", FOR AN ARC LENGTH OF 286.08 FEET; THENCE 88°22' 18" EAST A DISTANCE OF 85.32 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 246.14 FEET, THROUGH A CENTRAL ANGLE OF 35°22'27", FOR AN ARC LENGTH OF 151.97 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE. THE EASEMENT TO TERMINATE AT THE EAST RIGHT-OF-WAY LINE OF SAID 58TH AVENUE AND THE SOUTH LINE OF PROPOSED BENT PINE PRESERVE PHASE 1.

Sheet 1 of 4
Not Valid Without All Sheets

SKETCH OF LEGAL DESCRIPTION "This is NOT a Boundary Survey"	Drawn by: DMT	Checked by: DMT	File name 7054	Date 08/10/17	Scale N/A	Drawing Name 7054EASEABAN
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Masteller, Moler & Taylor, Inc.

PROFESSIONAL SURVEYORS AND MAPPERS

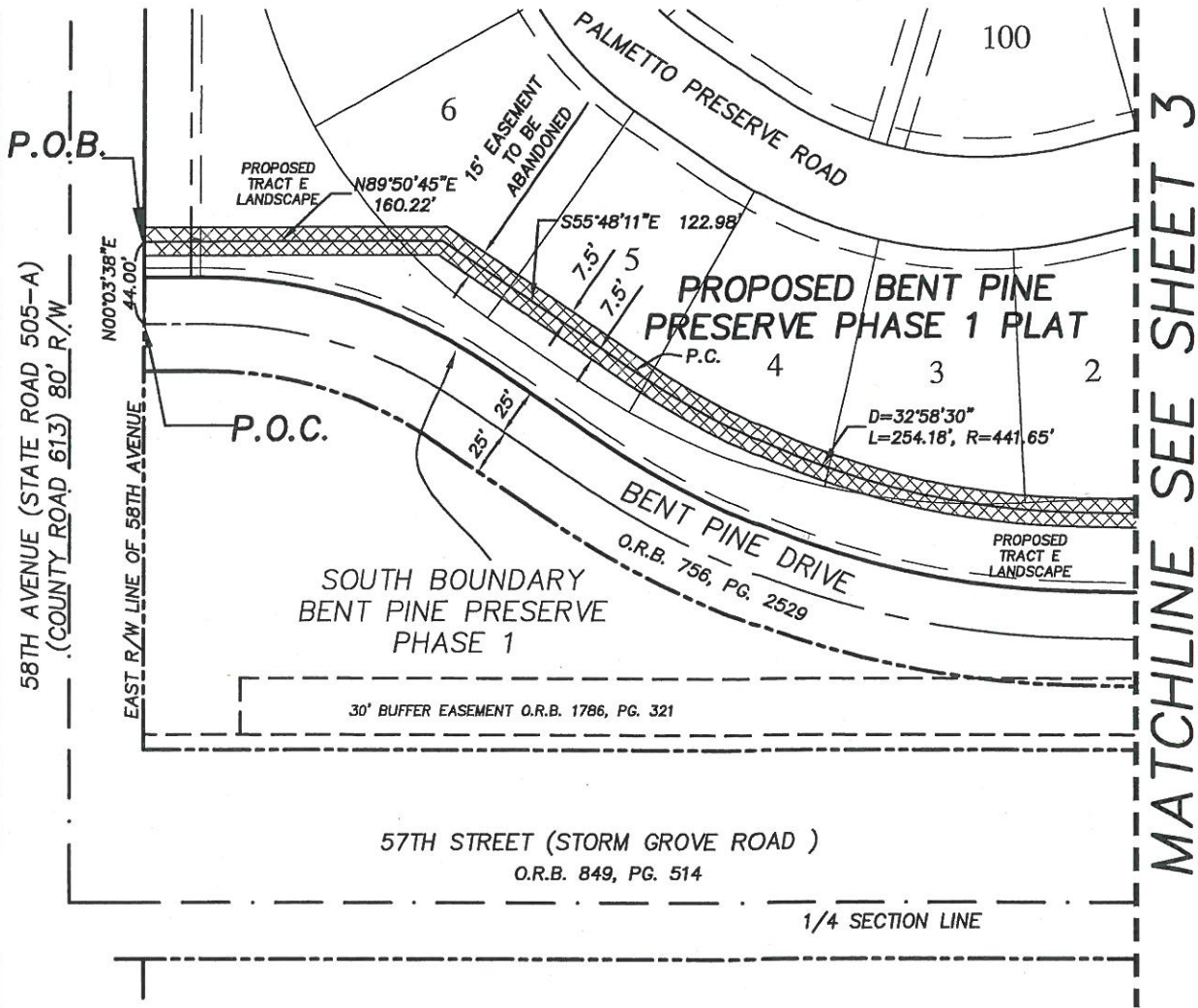
LAND SURVEYING BUSINESS #4644

1655 27th Street, Suite 2 Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

DAVID TAYLOR P.L.S. 5243

**Legal Description and Sketch
for the Abandonment of an Easement
Lying in Section 16, Township 32 South,
Range 39 East, Indian River County, Florida**



MATCHLINE SEE SHEET 3

Sheet 2 of 4
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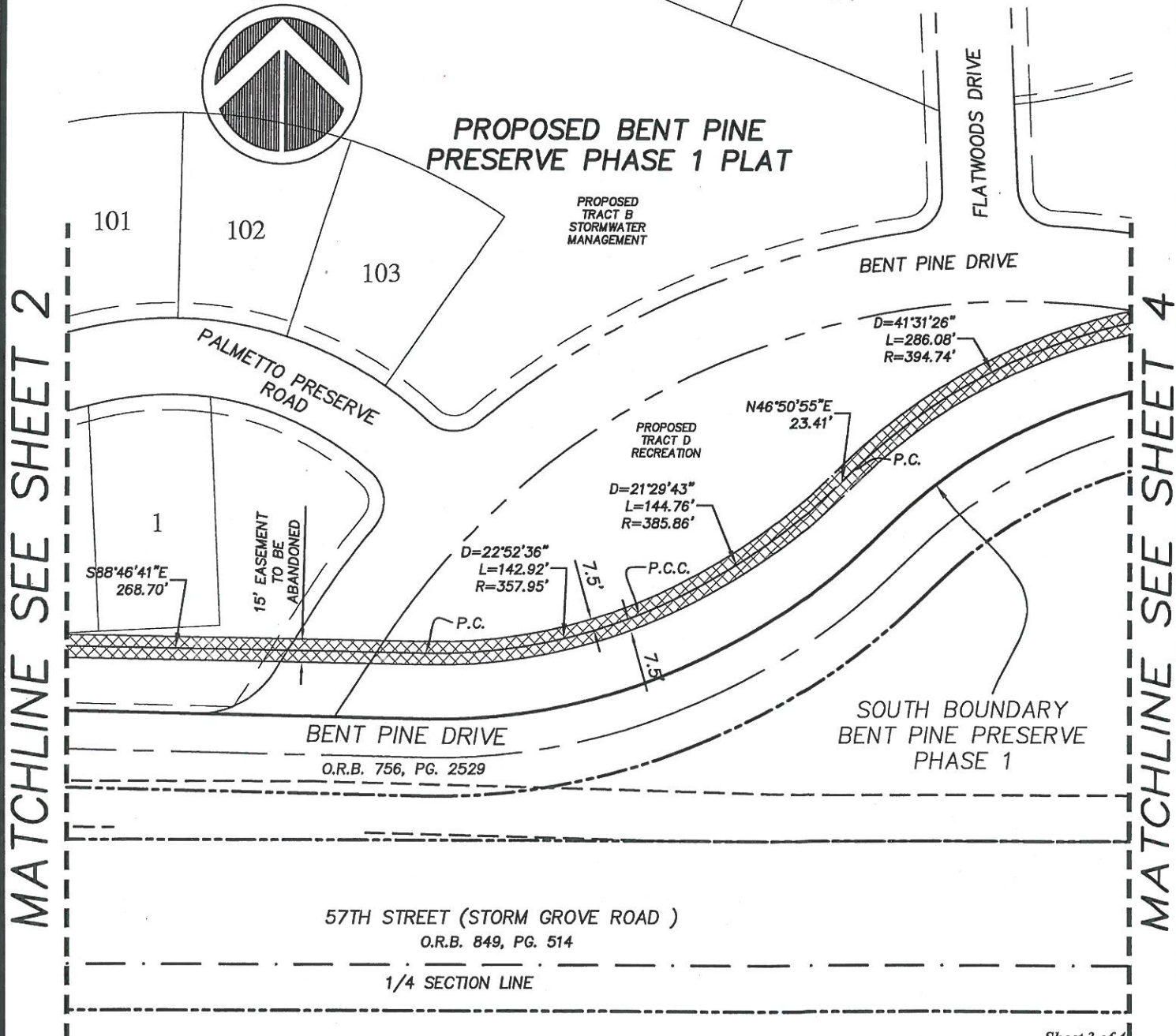


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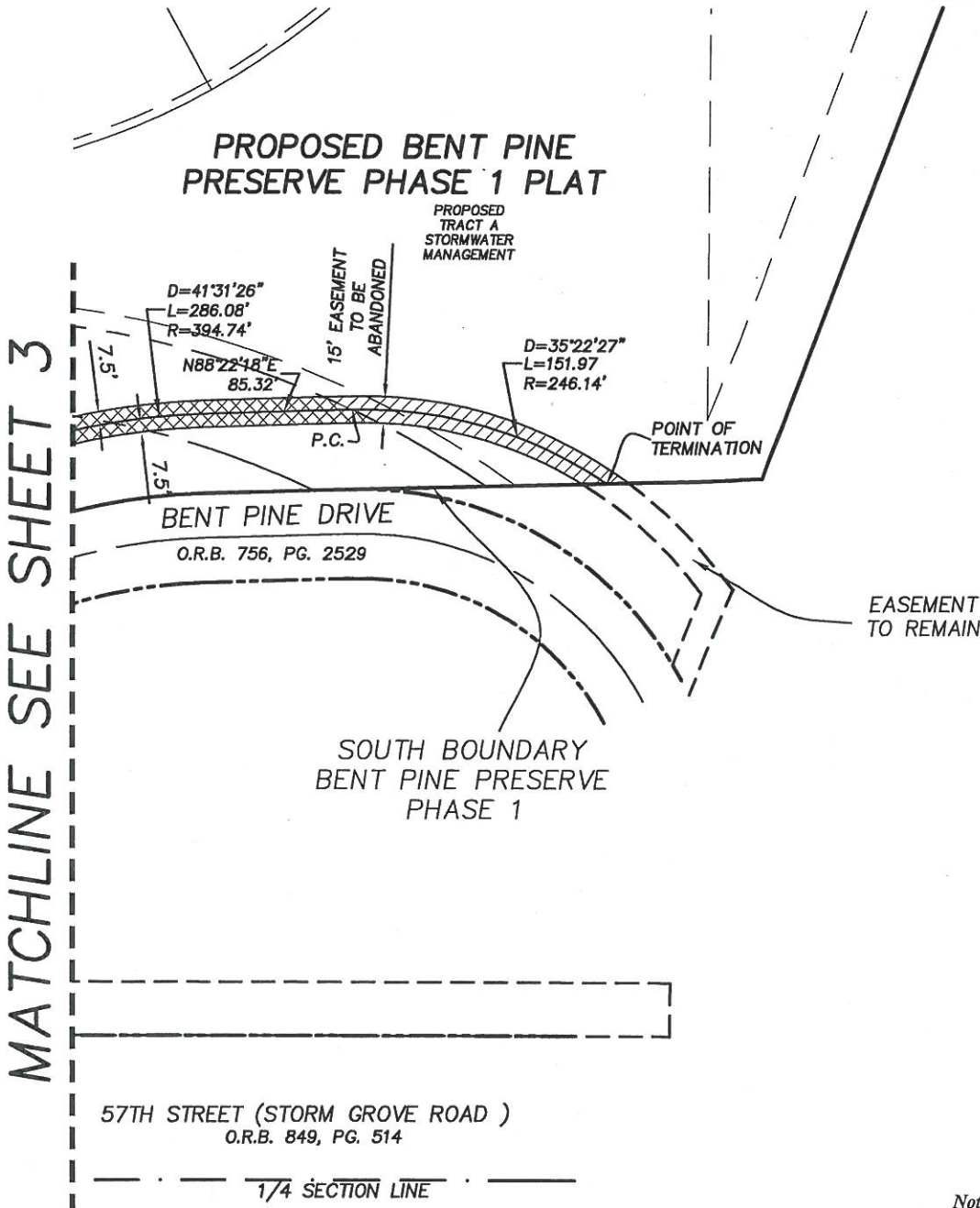


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David M. Taylor
DAVID TAYLOR P.L.S. 2243